093.0	0005	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	806,500 / 806,500
					USE VALUE:	806,500 / 806,500
					ASSESSED:	806,500 / 806,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
88		RONALD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BANDAR NADIA
Owner 2:	
Owner 3:	
Street 1:	88 RONALD RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 7,299 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1914, having primarily Texture 111 Exterior and 3322 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7299.000	352,500	6,700	447,300	806,500
Total Card	0.168	352,500	6,700	447,300	806,500
Total Parcel	0.168	352,500	6,700	447,300	806,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 242.75 | /Parcel: 242.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 60631
GIS Ref
GIS Ref
Insp Date 08/20/18

PREVIOUS ASSESSMENT

Parcel ID 093.0-0005-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	352,700	6700	7,299.	447,300	806,700	806,700	Year End Roll	12/18/2019
2019	101	FV	280,400	7000	7,299.	453,700	741,100	741,100	Year End Roll	1/3/2019
2018	101	FV	280,400	7000	7,299.	338,700	626,100	626,100	Year End Roll	12/20/2017
2017	101	FV	280,400	7000	7,299.	306,700	594,100	594,100	Year End Roll	1/3/2017
2016	101	FV	280,400	7000	7,299.	293,900	581,300	581,300	Year End	1/4/2016
2015	101	FV	265,000	7200	7,299.	249,200	521,400	521,400	Year End Roll	12/11/2014
2014	101	FV	265,000	7200	7,299.	236,400	508,600	508,600	Year End Roll	12/16/2013
2013	101	FV	265,000	7200	7,299.	224,900	497,100	497,100		12/13/2012

!7637!

PRINT

Date	Time
12/10/20	22:15:17

LAST REV

Date	Time
09/27/18	13:40:41
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7637

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	25114-521		4/1/1986		225,000	No	No		Y

USER DEFINED

Prior Id # 1:	60631
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/3/2011	797	Re-Roof	4,000					ROOF REPAIRS

ACTIVITY INFORMATION

Date	Result	By	Name
9/12/2018	Missed Appt.	BS	Barbara S
8/20/2018	MEAS&NOTICE	BS	Barbara S
3/22/2012	Inspected	BR	B Rossignol
3/23/2009	Meas/Inspect	189	PATRIOT
3/8/2000	Inspected	276	PATRIOT
1/28/2000	Measured	263	PATRIOT
6/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7299		Sq. Ft.	Site		0	70.	0.88	5									447,278						447,300	

Total AC/HA: 0.16756 | Total SF/SM: 7299 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 447,278 | Spl Credit | Total: 447,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	19 - Texture 111		
Sec Wall:	1 - Wood Shingl	15	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1914	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth	1	Rating:	Fair
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FA - Fair-Avg	35.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	35.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.11958849
Const Adj.:	0.97803587
Adj $ / SQ:	142.350
Other Features:	85750
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	547344
Depreciation:	194854
Depreciated Total:	352490

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

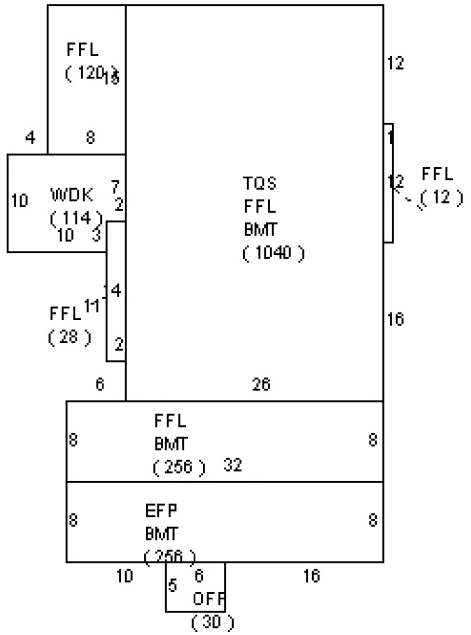
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	156.58
Special Features:	0	Val/Su Net:	84.17
Final Total:	352500	Val/Su SzAd	157.65

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,552	52.270	81,124
FFL	First Floor	1,456	142.350	207,261
TQS	3/4 Story	780	142.350	111,033
EFP	Enclos Porch	256	37.030	9,479
WDK	Deck	114	14.450	1,647
OFP	Open Porch	30	43.030	1,291

Net Sketched Area:	4,188			Total:	411,835
Size Ad	2236	Gross Are	4448	FinArea	3322

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	70	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 093.0-0005-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
11	Pool-Vinyl	D	Y	1	16X32	A	AV	1984	18.09	T	28	101			6,700			6,700

More:	N	Total Yard Items:	6,700	Total Special Featues:		Total:	6,700